



**2 Mortimer Walk  
Drifffield, YO25 5PN  
Asking price £210,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Built in 2006, this beautifully presented modern three bedroomed semi-detached house would be suitable for couples or families alike. The property briefly comprises entrance hall, cloaks/ wc, lounge, kitchen/ diner, landing, master bedroom with en-suite facilities, two further bedrooms and family bathroom. The kitchen and bath/ shower rooms have all been recently re-fitted. There is a detached single garage, parking and garden.

**VIEWING ESSENTIAL!**

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC Rating C



**ENTRANCE HALL** 9'5" x 3'1" (2.88 x 0.95)  
With composite door into, radiator, stairs leading off and doors to.

**CLOAKS/WC** 6'0" x 2'9" (1.84 x 0.84)  
With corner vanity unit, low level wc, tiled flooring anbd splash back, window to front elevation and radiator.

**LOUNGE** 14'8" x 9'7" (4.48 x 2.94)  
With window to front elevation, radiator, TV point and coving.

**KITCHEN/ DINER** 9'3" x 16'3" (2.83 x 4.96)  
With recently re-fitted modern gloss wall, base and drawer units, built-in electric oven, five ring gas hob, extractor over, belfast sink with mixer tap, builtin dishwasher, tiled spalsh back and flooring, coving, ceiling spotlighting, window to rear elevation and french doors to garden.

**LANDING** 11'6" x 5'10" (3.52 x 1.80)  
With window to side elevation, airing cupboard housing hot water cylinder, radiator and doors to.

**BEDROOM 1** 10'4" x 10'0" (3.16 x 3.05)  
With laminate flooring, radiator, window to rear elevation and door to en-suite.

**EN-SUITE**  
With shower cubicle, thermoststic shower over, glass shower screen, vanity wash hand basin and wc, heated towel ladder, fully tiled throughout, ceiling spotlighting and wall mounted mirror.

**BEDROOM 2** 10'0" x 8'9" (3.07 x 2.68)  
With window to front elevation and radiator.

**BEDROOM 3** 6'11" x 7'0" (2.12 x 2.15)  
Currently used as a dressing room, with window to front elevation and radiator.

**BATHROOM** 5'6" x 5'11" (1.69 x 1.81)  
With 'P' shaped bath, thermostatic shower over, glass shower screen, vanity wash hand basin and wc combined, fully tiled throughout, extractor fan, window to rear elevation, ceiling spotlighting and heated towel ladder.

**OUTSIDE**  
The front of the property is open plan, parking spaces in front of the garage, side gated access to the rear. The rear garden is a generous size, mainly laid to lawn with patio, seating area with pizza oven. Secure walled and fenced boundaries, outside tap and lighting.

**GARAGE**  
With up and over door, side personnel door, power and light connected. Space and plumbing for washing machine and tumble dryer.

**PARKING**  
There is parking in front of the garage.

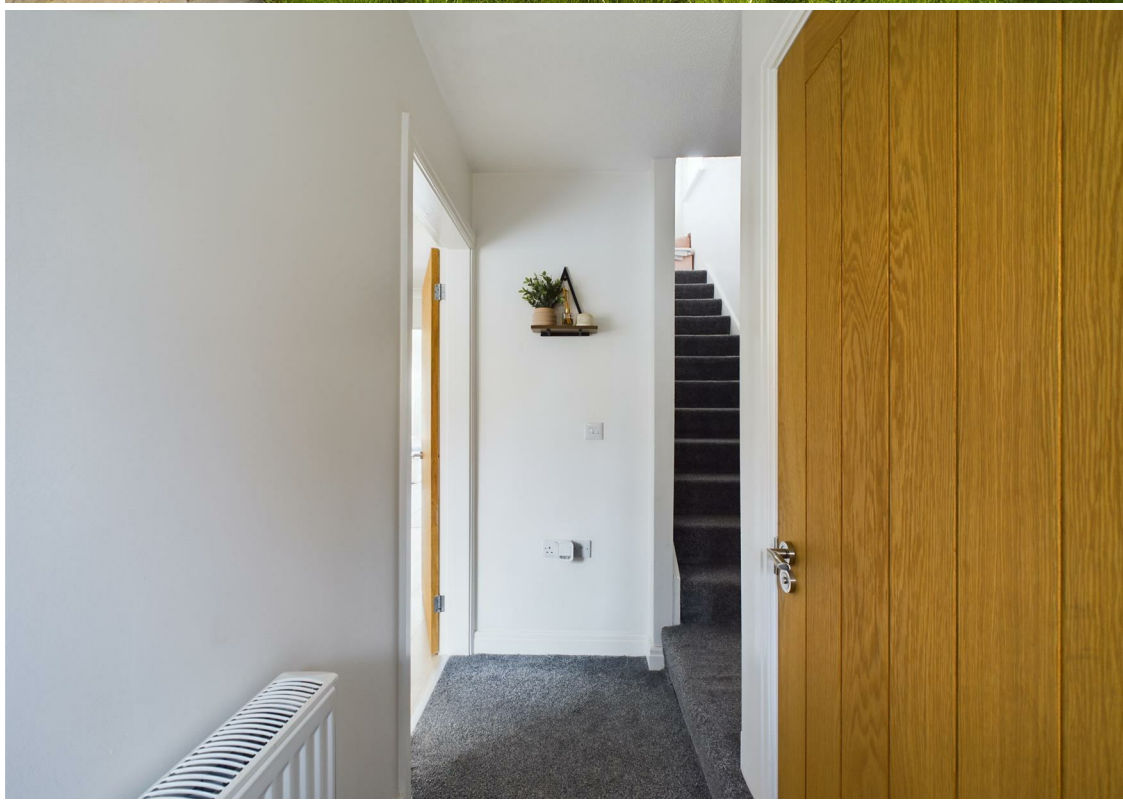
**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is C.

**COUNCIL TAX BANDING**  
The council tax band is C.



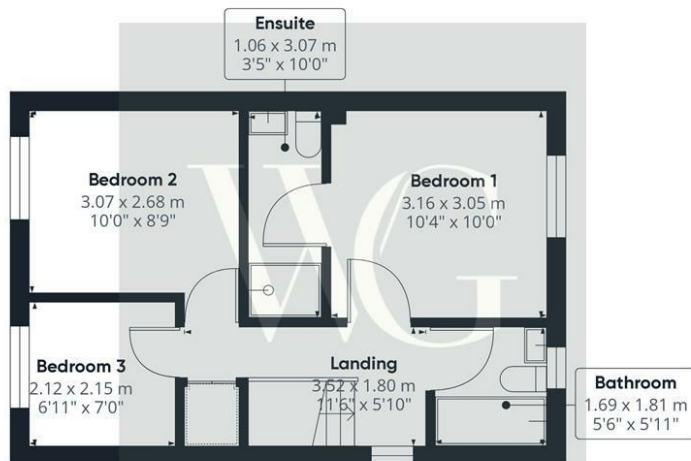








Floor 1



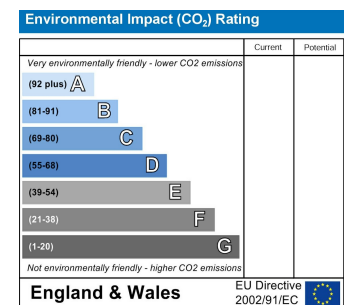
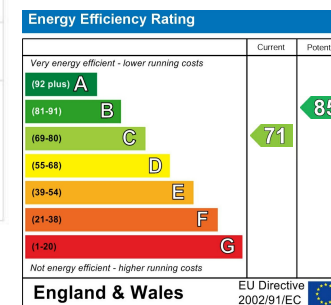
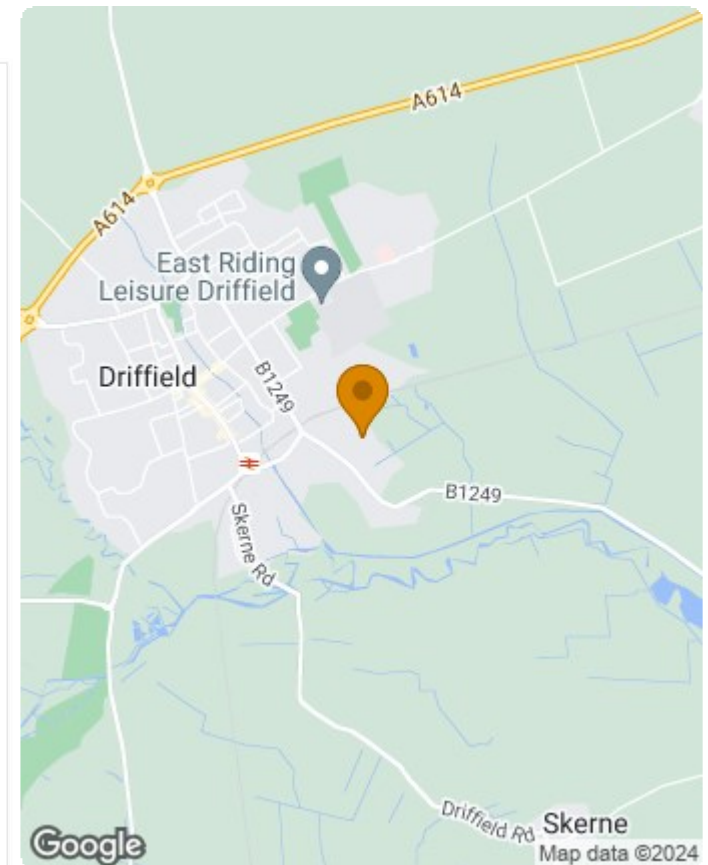
Floor 2

Approximate total area<sup>(1)</sup>  
70.3 m<sup>2</sup>  
756.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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